**Elevate Roundtable ANA Inc Asset Collection Capital Budgeting-20240425\_190529-Meeting Recording**

1:07
Well, I see some people made it in here.

1:20
Can you all hear me?

1:24
I can hear you.

1:25
But I think we need to start letting people in.

1:28
Yeah.

1:29
Do you want to wait until we, like, give it a minute or start letting everybody know?

1:34
No, I'm going to let people in.

1:42
We're letting people in.

1:46
Oh, and we can all talk now.

1:48
This is good.

1:48
Hey, welcome.

1:52
I had trouble getting that link to work first.

1:56
I think I was still in the other meeting.

1:57
So it's still got people coming in.

2:04
Let's see.

2:06
We'll just, we'll just add people as they come in.

2:09
Well, welcome to the Round Table discussion.

2:13
I'm going to head this one with the help of Anna Harrison on our side and I think Gil is, well, if Gil makes it in here, that's fine.

2:26
So if you all have ever been to an actual in person user conference for asset works, we used to do these round tables and it's it's kind of easier I think when you're sitting in a room together.

2:44
But we're trying to do this virtually now of course and the the whole point of this is really for you guys to talk to each other and discuss what your challenges have been with the topics that we're talking about and learn from each other, right.

3:05
This is really a a peer learning form.

3:09
So we're going to kick things off with just I'm going to put some questions up and maybe see if we can get some hand raising to see where we're at with different things.

3:24
We can do a poll in here like like Brandon's been doing, but I think it I'd be interested to see if we can just use the hand raising feature that's baked in here to start with.

3:39
And I guess the first thing that I would like to ask is like here's here's a poll question for you.

3:52
How many people are on this call because they haven't started an FCA program and they're curious about how other people have done it?

4:05
Is anyone in that boat here?

4:11
OK, I see.

4:12
I see a couple.

4:14
Yeah.

4:14
Oh, Brian.

4:15
Yeah.

4:15
OK.

4:20
So my first question then for those people, just to put people, not not to put you on the spot, but since this is a learning exercise and I think we have different people here that are at different stages of their A&A or FCA journey, right.

4:42
So we've got some people that are trying to start.

4:45
We've got some people that have been doing this for a while.

4:49
So let's and I'm just trying to jot down some notes here real quick.

4:57
Let me ask the opposite question to that.

5:01
And I think, let's see if you put your hand up, always forget how this works up and and don't you have to click it a second time to make your head?

5:17
Yeah, I think you just have to click it again to put it down.

5:19
So thanks guys for your response.

5:25
So let's look at the the opposite end of the spectrum.

5:29
How many people have been actually doing this now for a while and have they feel like you have a fairly decent FCA program?

5:55
So Matt, I think you responded to both of those questions or your hands just still up.

6:05
Yeah, I just don't think I lowered my hand.

6:08
OK.

6:10
So everyone else is somewhere in the middle you feel is that is that where we're at?

6:20
Do you want us just to kind of tell you what we're dealing with first and because I'm kind of not in either of those camps, what kind of, well, can I give you 30 seconds?

6:30
Is that OK?

6:31
No, absolutely OK.

6:32
So we have an, I feel like we have a pretty robust FCA program.

6:36
We have a a vendor that's on board that we pay millions of dollars to, to go out and assess all of our buildings over five years.

6:43
And they give us these nice handy PDFs that have some really great information in them.

6:48
The challenge for us is getting that information into AIM into P&A or A&A or whatever you want to call it.

6:57
And we didn't realize that we had and I've talked to Ann about this extensively, but we didn't realize that we had to have all of our assets and aim for that to work, which that might seem intuitive, but it wasn't for us.

7:07
So we, we had Gil come out and do an implementation with us and like the first day he's like, all right, let's take a look at all your assets.

7:14
I'm like, oh, we don't have all of our assets.

7:16
We have like 5% of our assets in there and he's like Oh well then this is gonna be a challenge.

7:22
So that's that's kind of been a difficult thing for us is getting our our vendor to that we have that's doing all the Fcas to get all the information into AIM and make it usable like there's still a a disconnect between the two systems.

7:34
So and we have a goal of getting there, but we're just not quite there yet.

7:40
We're we're gonna try to re when we would re when we redo our contract with our vendor.

7:45
We're going to work closely with Y'all to make sure that we do this right.

7:51
And then if we have to have them label our assets and then use the Go apps to scan the stuff in or whatever, the best way is to marry those systems up.

7:59
We're going to do that.

8:00
We're going to build into the contract that our next vendor wins here in the next year or so.

8:05
So, so asset collection is a typical challenge, right, when it comes to this type of thing and that's what I'm hearing from you, Jake.

8:15
So how many, how many people are having the same challenge, right, Is collecting and cataloging your assets.

8:24
Almost the exact same challenge in Alaska of hiring an outside company to do facility condition assessments and trying to bring that data over because we don't have the asset base and a lot of our facilities across Alaska, we don't have the resources at this point to go catalog all those assets.

8:42
So yeah, we're kind of in a similar of trying to do an outside organization to capture the data and maybe creating deficiencies, but trying to mingle the two is definitely kind of our challenge right now as well.

8:58
Yeah.

8:58
So the state of Vermont, we also do what what we have in the past.

9:03
Anyways, we're at at the end of our fifth year well for our facility condition assessments, but we're also in the process of kind of mapping our assessments back to our assets that we currently do have.

9:17
We do have quite a few assets in this system.

9:19
We're just now trying to figure out at what level do we catalog them.

9:25
And so that seems to be a challenge, but we're looking at potentially having something developed by the mid next year.

9:35
So in Utah we've got I mean 24,000 assets in our system, but that only represents 200 buildings of our 5000 buildings.

9:47
So we only actually maintain 200 buildings or so.

9:50
But then we've got you know 4800 are the ones that maybe University of Utah maintains or corrections maintains.

9:56
We don't actually have guys in turning wrenches.

9:59
So that's a challenge like do we do, we go through and label all the state's assets with our label and then have the FCA vendor continue to update those.

10:07
But then and then we have all the assets and aim even though we don't maintain them.

10:10
I mean so it's like we only have jurisdiction over a small percentage of them.

10:14
So it it complicates things a bit for us.

10:22
What is your vendor using?

10:25
They have their own asset calc, their own proprietary software they use to and which which makes us need to continue to hire them because we don't get asset calc when they leave, right.

10:35
So I mean it's yeah that they have their own really cool system that is great and it works for them.

10:42
And they said when they first hired on with us, Oh yeah, we can, we can integrate with AIM and we do it all the time and I'm sure they can with some SDCS and so on.

10:51
But there was no good way to marry up what our existing 24 assets were with what they're calling them in their software.

10:58
Like there was no common label or no common barcode that we can both scan to, to have the same thing labeled.

11:05
So it's it's hard for us to know which pump they're talking about when they say that this pump has an issue.

11:11
So that's, yeah, that's a challenge.

11:17
So do you all have, do you have tools like asset sync, do you have a license for that Right now?

11:23
We do, Yeah, we do.

11:26
OK.

11:26
So I mean, is it possible that the vendor can put things in a spreadsheet so that you can consume it with asset sync and potentially, you know, use a user defined field to link up, you know, with whatever the vendor's asset tag number is since it'll be different from it sounds like it'll be different from the the operate one.

11:49
I mean, have you explored those those types of options?

11:52
So our vendor didn't have asset tagging as part of the contract.

11:56
So they're not actually leaving any kind of a sticker on anything.

11:59
They're just taking a picture of it and notating it in their system where it's at and what it looks like and so on.

12:04
But so the next guy to come, the next people to come through wouldn't be able to identify you know that piece of equipment for another.

12:10
So I mean and I think that we, we haven't figured out where we want to have our next vendor do some inventorying for us and put stickers on equipment.

12:19
And and like I said, we're gonna work more closely with you guys to figure out what that looks like before we go out for our RFP to get a new vendor in the coming year.

12:29
But that was a big snag in our system four years ago when we first rolled this out.

12:33
So I've just kind of been waiting for this contract to expire so we can do it again.

12:38
Sure, sure.

12:40
So I'm did you all sit in on the the session yesterday with the state of Wisconsin where they talked about how they got started with with A&A.

12:55
I'm going to assume most people on I, I missed it, I missed it yesterday, OK.

13:01
Because you know, one of the things I think that people do get wrapped up a little bit hung up with is this whole idea of, you know, in order to do the like the the FCA vendors, right?

13:19
They want to do the NTH degree for sure, right?

13:23
They want to go out there and catalogue all these assets and tag, well, maybe they're not tagging everything for you, but generally they want to go out and gather all this data, right?

13:33
Because the more data you have the the the more precisely you can build that picture right, with what your needs are, what your renewals are that are upcoming, what your deficiencies are.

13:45
But you know the big struggle is always like as you mentioned like getting that data in to operate.

13:52
Because once it's there, I mean if you have a an extensive asset catalogue then you know then you can take the next steps and you can go on down the line.

14:01
And it sounds like that's you know conversation you've had with with Gil.

14:07
But one of the things that we kind of talked about yesterday is starting more like if you don't have all that asset data and I think in your case, Jake, like you're saying you're not responsible for maybe everything that's going to be included that the vendor's going to provide.

14:29
Then I think you might consider a hybrid approach.

14:33
Because what we talk about is starting with like at a system level, like identifying major systems in the building like the HVAC system or just, you know, the roof and the the elevators and everything and not necessarily tagging each individual asset.

14:49
But you can get a pretty good idea even if you're not dealing with a vendor per SE.

14:55
If you go internally and you talk to your property managers, your facility managers, the people that are day in, day out managing that building, right.

15:06
They already know that like, Oh yeah, this roof is already 20 years old.

15:10
I mean we needed to replace it last year, right?

15:13
Or we know, you know, we've got this elevator contract with Otis and like they keep telling us that like, you know, your, your elevator needs to be replaced.

15:24
I mean I'm, I'm in the same situation here at home where my, my air conditioners finally out of warranty and they they keep coming out and doing the, the service, right.

15:34
I'm in Texas by the way.

15:36
So air conditioners are a big deal and they're like well you know that thing could crap out any year now, right?

15:43
It's out of the 10 year warranty when we bought it new and and air conditioners generally last 10 to 12 years down here in South Texas before they die.

15:52
So you know, it's one of those things where if you talk to the people that are already there managing those facilities, they already have a pretty good idea right, of of what things are coming due and and what needs to be replaced and so forth.

16:10
So it could be that maybe you go more detail for the assets that you do actually manage.

16:18
But if you want the bigger picture like incorporated maybe for the buildings where you don't really manage that stuff.

16:25
You just kind of put like the major systems in there and have like a higher level of you know not as specific detail going down as as you would for the other ones.

16:37
But what we generally recommend for people just to get started because that's that's been the the trouble spot for a lot of people, right.

16:46
It's just like I've got like you mentioned like 26,000 assets whatever it is and it and it it's always in the 10s of thousands for for a state right or a county or even the city right.

16:59
I mean government customers it it's not the same as a university campus right where it's kind of contained but it's it's all spread out and this just bigger and more.

17:09
So what we usually recommend is starting kind of general like start at a system level because you can start gathering information at that level and you can use asset sync and tools like that.

17:22
Like if you go in with your, your shops, that's what actually what Wisconsin did.

17:28
They had shops that were in charge of different facilities, different buildings and they just went in and had the shops do the inventory, the initial inventory of of their assets and put it in the spreadsheet, put it in assets, sync, got it and operate.

17:41
And they're building out the detail as they go right there.

17:45
They're drilling down from system to subsystem to serialized and putting in components.

17:51
And you know, as they go, 'cause it's, it's a process, right, you you don't get all there in year one, you know or the first time that that you go through it.

18:01
So I don't know, those are some suggestions that that I would put out there, but this is really a forum for you guys to to talk to each other.

18:10
So is there anyone else, I'm sure everyone deals with this issue, but who has a process or a a solution that they've implemented for this that they'd like to talk about or more challenges.

18:32
Hi, Melissa.

18:33
Go ahead.

18:33
Yeah.

18:36
Yeah.

18:36
So I I don't have a solution, but I did attend a a NASA presentation just recently around this topic about about different models.

18:46
So you know, I can put it in the chat if people are interested in, in actually referring back to it because NASA does.

18:53
I don't know if you guys are members, but they do have the recordings up on their their site, but they talked about the different models.

19:01
You know just like kind of like you were saying Josh, you know you could do it at a very high level at a building level or then taking it down to your clients where you're actually go out in the field and collecting more detailed level assessments.

19:13
And then going really deep into the validated model which is you know what you would, you know what you might see in a facility condition assessment.

19:22
So I'll, I'll put that information in the chat is really good presentation great.

19:31
It's gonna see if I have that.

19:37
What about anyone else?

19:39
Don't be, don't be shy.

19:40
This is you know this is a round table discussion.

19:42
So just chime in.

19:45
I just have a question though.

19:46
This is Roland Lawson here from City of LA.

19:50
The right question is though, yeah, yeah, hello.

19:54
In, in your FCA in, in operate though, does it let you build like a risk matrix for your facilities?

20:06
So for example, if a facility has a risk factor of say like 80% or higher, you might say well show me all my facilities where it has a risk factor of.

20:20
And the risk is talking about it, you know going out of service or experiencing a breakdown or a failure, right, for the asset whether it's a building or an asset.

20:31
So does does the facility force license, does it include that feature where you could assign risk factors to your assets and that way you can run reports and say based on your risk that you have assigned to each asset.

20:46
You know that you can run reports and show me all the ones that are 70% or 80% and those are the ones I'm going to make sure I pay attention to, right?

20:54
Because it has 80% chance based on your own internal risk determinations of their failing at any time.

21:02
Does your FCA have any kind of similar capabilities for assigned risk factor to assets?

21:12
Well, I think what we have and let me look in here real quick, I think what we have as part of that is we have, we have obviously things like a useful life and remaining life and expected renewal year and then based on various other factors whether or not that that remaining life could increase or decrease right, depending on and generally it's it's regarding maintenance and then we have the ability to prioritize the assets when we have.

22:08
So I'm thinking between any of those things, I mean I don't know that we have a specific column or field feature for exactly what you're talking about, but I think that's what these other things as a whole are supposed to indicate.

22:24
So that you can say for example it's not really that I have a an 80% likelihood that I think this asset is going to fail this year.

22:34
But it's more along the lines of the view of these are the assets that I'm expecting that I'm gonna need to replace in you know this year, next year, that kind of thing.

22:48
And of course we do have like user defined fields where we could capture something like that.

22:53
But how do you, how are you suggesting that we calculate it or are you saying that that's based on someone is filling out something that's going through the catalog.

23:07
Well, the making well obviously well that that's that was the question right there.

23:12
Certain fields that the user can say, well these are the fields I'm going to use.

23:16
OK, you mentioned useful life, you mentioned and then so OK, whatever factors the the organization going to determine, they're going to use towards that matrix and generating that number.

23:29
So, so I mean it does include that as well-being able to identify well here are the columns I'm going to here are the fields that we are using to calculate our risk factor and then saving it in a field.

23:41
So yeah it does it it does extend to being able to highlight columns that I'm gonna use in my risk analysis and then having a an automated column, automated generation of the number or factor.

23:57
So so yes I I I was assuming that you would be given the ability to identify which fields in your data elements that you would want to use for your risk calculation in in this case inside of operate.

24:17
But obviously you you answered the question already that we can then just go ahead and use our useful life and other stuff like that fields and then store it in the UDF.

24:26
But I was just checking to see if because some other applications that provide conditional assessment, they have some of these fields where they have these risk analysis that they let you generate and identify your fields already kind of built in and then you identify your fields and then it makes the calculations for you.

24:48
So I was, I was just checking yeah, to see if you guys had something.

24:51
So Roland, are you, are you talking about the other programs, are you talking about like an FCA company and what they provide and what what forms and and software that they have?

25:01
Is that what you're talking about?

25:04
I'm just saying that there's some other vendors that I've seen where their condition assessment, yeah, lets the user design A risk formula, identify fields in the app and then you input numbers and then it gives you a risk factor based on your no, I get, I get that.

25:23
What I'm what I'm asking though is like is that an IWMS like us or is that like a specific FCA provider that provides the condition assessment to you in their own software piece that you can be able to deliver.

25:39
No this is the I this is the asset management system giving you that capability.

25:43
So it's not really the another so another asset management system has the capabilities for you to identify the risk tables that you want no you you determine the field so it has the really I.

25:56
So you identify fields that you're gonna use and then yes it it then generates the let's you put in information for the different fields and then gives you yeah your your numbers that you or receiving back based on yes your on on yes yeah from the So from that perspective I guess if you guys had the FCA module that might be beneficial for you to be able to do something like that but until you get it you probably won't have that capability for for you to be able to do that right.

26:30
Yeah, but but I guess in this case it won't be, it won't be, it will be more on along the lines of like US tagging the useful life as as more or less our factor of fail.

26:43
So as the useful life goes down to year one or less that would pretty much be our factor of risk, right.

26:48
So in this case it it will be, it will be a little bit different here where as mentioned we can use fields like useful life and so on and then try to figure out if that's what we're going to use for our risk or in addition to other conditions on the asset.

27:05
But yeah, I I, I would say that if if you guys actually had the FCA module and you were utilizing it and there were some fields that or tables that you needed to identify risk and reports, we would then be able to provide you with access to those tables to be able to do any reporting that you wanted to do.

27:25
Yeah.

27:26
OK.

27:27
Wanted.

27:28
Hey, Josh.

27:28
OK.

27:30
There was a question in the chat from from Faith about what the recommended uniform at level is.

27:37
And and kind of I wonder, I wonder if any of our other customers who are on right now who are using FCA and have stuff in, if they had any insight to share with Faith about kind of how deep you're going with your assessments.

27:52
My comment was going going deeper can be a challenge to maintain, right.

27:58
But it all depends on the needs of your specific organization.

28:01
So I don't know if I see Jake, I don't know if J, JS in here, I can't see everybody.

28:05
I I wonder if anybody would be willing to share kind of how deep they've gone with with Faith to see if maybe we can help her out a bit.

28:19
I don't.

28:19
I don't think we have the, you know, the Tier 4 user in this in this session right now.

28:26
I know that the people that are in the Tier 4 level are Wisconsin and Broward County's on that cusp right now looking at moving to that tier.

28:37
But I don't think there's anyone in this meeting right now that has at that level, Anna, OK.

28:45
I do think that's something that you can build over time.

28:49
So we talked about and I just wanted to show this for those of you that missed it, just show this slide from the presentation that we did yesterday.

29:06
This is kind of what we were talking about, the level of detail and kind of where you are within your, your FCA or your Ana progression, you know, starting on the left.

29:18
But I think it's kind of the same thing with, with the classification standard, right?

29:23
I think it goes something like 6 levels deep optionally and I don't think anyone goes that far, but you know, we have the ability to go that far.

29:34
Those are the types of things where, I mean, you can literally start with a level one or two if you're talking about say Uniformat or something like that, and you can go and add that level of detail later.

29:48
Maybe as you're going through initially cataloging assets, you just want to sort them into like level 1, just quick down and dirty, right?

29:57
And then you always have an opportunity.

30:00
The mobile apps do this, right?

30:02
You can, you can do this through the Perform Asset app.

30:07
You can also do this on the asset sync import sheets, right.

30:10
There's a tab on there now for the classification and you can put as many levels as you want.

30:16
So you can go in and update the assets that you've already catalogued, right, and add more detail as you go.

30:23
And I think when you look at it that way, it's a little less daunting than like I've got to gather all this data at once, right?

30:31
And that's the thing that always gets everyone hung up.

30:35
And I would caution you a little bit too that you know, that may also be what your FCA vendors are telling you or that they want to do.

30:44
I mean, you know, they want to go catalog as much detail as they can, I'm sure as many hours as they can.

30:51
But the reality is you need somewhere to start, right?

30:54
You need to start getting a picture, and I think of it as like, if you're familiar with like a Monet, like Impressionism where you kind of see the broad brush strokes and you have the impression of the water lilies or whatever it is, that's a great place to start.

31:13
You, you know, if you've got like a white blank canvas, start with there's a sort of fuzzy water lilies.

31:20
You could tell what they are but you can't see like maybe all the detail of all the petals and all the leaves and everything and then work towards a more realism type painting as you go.

31:33
That would be like moving from left to right over here and it is.

31:36
It is really a journey, right?

31:38
It takes a while if that makes sense, but I just wanted to show that real quick for the people that might have missed it.

31:56
All right.

32:00
What other challenges are we having?

32:11
Is there anyone in here that wants to talk about capital projects?

32:18
I see, Ken, don't just raise a hand.

32:22
Ken Don'tman.

32:25
Hey, Josh, Rental team, how's everybody doing?

32:28
Great.

32:29
Nice to talk to you, Ken.

32:31
Yeah, good to, good to hear everybody's voices during the conference.

32:36
So stayed in New Mexico.

32:39
So I joined the organization a couple years ago and I've really been hot and heavy in the FCA world for about a year and so.

32:49
So obviously big challenges just like everybody else we've been.

32:55
I've been focusing primarily on Santa Fe which is the the state seat for the state, the capitol and so obviously being the capital, lots of visibility, so very important.

33:13
So, so I've spent about a year massaging, collecting, updating data, got about a little bit over 4000 records for Santa Fe Asset records and was just recently able to get some some FCIFCNI reports out of AIM, which has been really great.

33:39
So I put something together using Excel and I I'd be happy to share what I put together.

33:45
It's been very helpful for people to digest FCI information, So I could share that.

33:52
If anybody's interested in looking at that, that'd be great.

33:58
Ken, I'm sure there's people on this call that would be interested in that.

34:02
All right, awesome.

34:03
Let me let me show you where I started it.

34:08
I'll, I'll do this very quickly.

34:10
So let me share my screen.

34:15
So everybody should recognize this.

34:17
This is the standard.

34:19
I can't remember the report number, but this is the standard FCIFCN I I ran this for Santa Fe County, which includes Santa Fe City and the state capitol.

34:30
I modified it a little bit.

34:33
These are Here are your buildings and FCIFCNI scores.

34:38
I added a column called the Target FCI which is the number that we're trying to get to.

34:43
And then within the Excel spreadsheet, what I was able to do was to take basically use the one of the excel tools under charts and I was able to take that and turn this into a a digestible report which I've been I've shared with my director and she shared to other folks as well.

35:05
And so let me let me give you a, a, a broader picture this, this is what the report started off as and after collecting more data and massaging the data and getting it correct, let me show you what I've been able to put together.

35:19
So this is what I've shared with the with the powers that be.

35:25
So here's Santa Fe County and here all the buildings in the county.

35:30
And then these are the FCI and FCNI scores and I just put it in a chart and I added a line for the target FCI for each of the buildings.

35:42
And as you can see, we've finally gotten most of them under control.

35:46
Now I'm not under any imagination that that we have all of the asset data, but we just started for a couple of candidate buildings, a QR code tag application to the assets.

36:07
And so we finished our first two buildings and we're going to continue with the rest of the buildings in Santa Fe.

36:13
That will take quite a long time.

36:15
And the resources we're using obviously are the PM technician.

36:20
So when they get APM work order, they'll be able to, if the assets untagged, they'll tag it, they'll use the mobile app for asset management, scan it associated to the asset.

36:31
And now we'll, and it'll probably take us about a year to get all of those assets tagged, but we've done our proof of concept for the first two buildings and so on and so forth.

36:42
So, so as you can see for this, this is what I call a digestible report.

36:47
People can look at it and say, oh, look, we're doing pretty good.

36:50
Some of our FC and I's are a little high.

36:52
We've got one in particular.

36:54
Good news is that's for a building that's going to be going to get phased out.

36:59
So we don't have to deal with that.

37:01
And then basically I'm looking for long poles in the tent, right.

37:05
Anybody above the line significantly, those would be the ones we address first.

37:09
So this happens to be Santa Fe, which is the one that we've been working on for about a year now.

37:15
I've expanded that and I've been able to go to Bernalillo County, which is Albuquerque, which is one of the larger owners of assets.

37:27
And as you can see, this one's not nearly as good as Santa Fe because we haven't had, we haven't had access to the buildings in there, but at least we have reports we could share it with people.

37:40
They can say, oh, wow, OK, our numbers are kind of out of whack.

37:43
Step one is well at we're looking to either add resources or hire them out to do eyeballs on those buildings, in the assets, in the buildings.

37:54
And as we do that, I'm sure these numbers will get back in line.

38:00
Chances are there's a number of assets that have been retired and need to need to be updated.

38:09
And there's probably some assets that are still on the rolls that are retired but haven't been inactivated from the from the Assetworks list.

38:19
So there's where we have it.

38:21
And then lastly, those are the two bigger asset owners in the state.

38:28
So what I did was for the others rather than there's 26 counties, I didn't want to do 26 at a time.

38:33
So what I did was for the remainder of the counties, I just did an average for the county and then placed it on that same kind of line.

38:43
So now we have, we can say OK well look based upon the information we have now we have some pretty good numbers.

38:50
We got some guys that are way out of whack.

38:53
So these are the three I know I need to start researching within aim to make sure that our data is correct and and if not then we'll update it and as we get that, that will be that'll help bring these lines back back into reality.

39:11
So anyway, so I did that and again I just I did this just by running the FCI report that comes native with the application.

39:23
The only thing I did was I took one more step and I basically went into the Excel and added my target FCI score and then just mapped it using the charts feature here and you can you can use these it it took me, you know a little bit of time to figure it out but it's not you know it's not rocket science.

39:44
It's just if you, you know go online look for some tutorials you can figure out how to use that in so and you can lay that lay that out in any way that the the charts features provide in the Excel application.

40:05
Very nice, very nice.

40:07
Thanks Ken.

40:08
Yeah, that was.

40:12
They've been very popular reports and they've been shared a lot and people like I said they're very digestible right.

40:18
You go from just columns and numbers to hey let's let's put this on a graph and it's it's a lot easier to consume the information.

40:28
So anyway just wanted to share that with you guys something I just recently put together.

40:33
Again it's been a it's been a you know long journey and we're we're just taking the first steps right.

40:39
It took us a year to to get Santa Fe scrubbed and massaged and we're moving on to the next to the next counties as we go.

40:47
So anyway I had a question for you though if you don't mind about your data like OK so I know like see I was looking at your data and say for example like only your I think with like your W one of your West campus, whatever W West campus with the RTS building.

41:06
I see that you you have your factor that you put the 0.2, but your FCI was showing like 0.43, but then I see under your FC and I it was showing at 1.42.

41:19
How did you get it from the 0.43 to the 1.42?

41:23
Right.

41:24
So good question.

41:25
So honestly it's going to take a little bit of research to find out what that is.

41:30
Chances are if it's an FC and I right and it's a big spike, chances are there'll be some high, high cost assets that will need to be replaced within the FC and I.

41:42
Which is what if I somebody help me out, is that 10 years, right?

41:47
I think the calculation for FC and I is 10 years, 10 that goes up from 10 to 25.

41:54
It's not a set number.

41:56
OK, thank you.

41:57
Really appreciate that.

41:57
So, So what that means is some of the assets will have a replacement year beyond the current year, which is your FCI, right.

42:09
And then so it'll be somewhere between 10 and 25 years.

42:11
That asset will need to be replaced.

42:13
It's a high dollar asset, right.

42:15
So probably you know six figures or so and so that takes that's where the FC and I spike comes from.

42:26
So what I'll need to what I'll be doing here in the near term will be researching and finding out OK which assets causing the spike.

42:35
Is the is the data correct?

42:37
If it is correct then obviously that that's something we need to start planning for in our in our future and you know in our 510-1525 year asset renewal plan.

42:54
Was that helpful?

42:56
So, so the 1.42 was that was that the system when you run back to the report it gave you back with the factor and then the years it did it give you 1.42.

43:04
I'm trying to figure out how you get the 1.48.

43:06
Was it.

43:06
Yes.

43:07
Was that a number that the system?

43:08
Right.

43:09
OK.

43:09
OK.

43:09
Yes, Sir.

43:10
Yes, Sir.

43:11
Yes.

43:11
All right.

43:11
Thank you.

43:12
Here.

43:12
You bet.

43:13
Here I'll just, I'll just jump back in.

43:15
I just this may not be the specific one you're referring to, but these on this screen, this is that this is that Bert report and it includes this information and some others.

43:31
Let's see if I look here.

43:32
OK so here's here's your standard Bert report has all this information.

43:38
I didn't want all this.

43:39
I just collectively or selectively pick the columns I wanted and with the values.

43:46
And then for for mine, I inserted the target and then I just basically using the chart features in Excel, I just built this chart and then mapped these lines based upon the FCI&FCIFC and I numbers.

44:06
That's great, Ken.

44:08
That's awesome.

44:09
OK, thank you.

44:10
You bet.

44:11
You bet.

44:16
All right.

44:17
Well, I think we're coming to the end of our time here.

44:20
I see Brandon has posted the link to rejoin the main presentation for the closing remarks and giveaways.

44:31
So conversations, everybody.

44:33
Thank you, Josh for hosting this.

44:35
You and Anna, you got it.

44:38
Thanks, everyone.

44:39
We'll see you back in the main presentation.